

Oct 6th, 2004

Dri Ralph
Environmental Planner
City of Bremerton
286 4th St.
Bremerton Wa. 98337

Dear Dri,

Thank you for your time last week regarding the use/care of my waterfront property. I have spoken to my tenant for the property (Corrosion Engineering Specialists) and asked them to contact you regarding their uses for the site and to give you more information about their company and their work in the Bremerton area. Please contact me if you do not get information from them in a timely manner.

You asked for documentation regarding the historical use of the property and more importantly the continued use of the waterfront property for industrial use and storage for many years. I have attached what evidence I have in proof of its continuing use for storage, and only wish that we had taken more care to document with photos and paper work the ongoing uses of the property. If you find that more evidence of its use for storage is necessary, I would have to try and contact previous managers, tenants and neighbors and ask them to sign affidavits testifying on my behalf.

History of the site:

1. The first photo enclosed was taken by Northwest Air Photos Inc and is dated 1952/53. Shown in the photo is a gas plant run by Western Gas Co. and later by the city of Bremerton. According to Department of Ecology research, the plant ran for approximately 20-25 years and was dismantled after natural gas became a cheaper alternative.
2. Between demolition of the gas plant and 1976, when I moved to Bremerton very little is known about the activity on the site. I have done a chain of title search and found that over the years many people have leased the property and I would assume that if someone would pay money to lease the space, that they would no doubt use the space. It is my understanding that at the end of world war II, the company occupying the adjacent property was one of the largest metal fabricators on the west coast. There must have been a great deal of industrial activity in the area and it is very likely that this use of the waterfront property would have been for industrial purposes or at the very least- storage.

3. I moved to town in 1976 and purchased Bremerton Concrete Products (land now zoned as Multi-family on current zoning map). Between 1976 and when I purchased the waterfront property (1981), I witnessed continuing use of the property for industry and for storage. It might be difficult to imagine, but prior to 1988 there was a lot going on in our little industrial park. Metal fabricators needed the space to store large metal forms prior to their delivery and the two fuel companies on either side of the property needed space to park their fleet of trucks.
4. Between 1981 and 1988 I used the property to store concrete floats for my ongoing marina jobs in Alaska, Washington and California and to manufacture concrete 'tilt-ups' and lumber products for various marina jobs. I've included some pictures from 1985 to give you an idea of the storage use.
5. Between 1988 and 2001 I used the property to store precast concrete products made by Bremerton Concrete before it went out of business. I also leased space to CB Concrete, Pier 44 Construction and Lee Fabricators and rented space for vehicle and boat parking.
6. Bill Sesko bought the property Natacha currently owns from me in 1992. In late 2000, when his property was no longer big enough for his things, he started storing his treasures on my property. After about nine months I leased him my property with the condition that I continue to use a small parcel of the property for storing concrete products and for 3 boats I was renting parking space to. I've included a copy of a letter addressed to one of Penn Plaza's tenants, Daniel Hill (in which I accidentally called him Tom...oops) The letter explains to Mr. Hill that we have been asked by the city to remove what little we have in the area and this included his boat. Mr. Hill's boat occupied the waterfront for 3 years prior to Sesko moving in. As you can see this letter is dated April 18, 2003.
7. The last bit of Seskos treasures (junk) was removed from my property in March of 2003.
8. The current tenant signed a lease on March 16, 2004. Rather than enclosing the entire lease, I have enclosed just the cover letter from their fax. Even though the property has continually been used for many different business ventures (including but not limited to storage) since 1931, we used a "storage only" lease for this latest tenant.
9. October 6th, 2004- There are still 2 large machines and at least one large boat on the Sesko property.

I am not an attorney, and I don't even have any awards for debate, but I think my case for using the waterfront for storage should be an open and shut one;

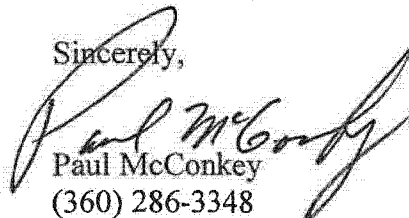
1. The property has been used in continuance. If you require, I would be happy to share with you the documents from Land Titles' Chain of title search. Some of the entities that leased or owned the land are:

Western Gas Co.
Western Gas Co. with City of Bremerton
Cascade Natural Gas
Lents Metal fabricators
Service Fuel Co.
Blomberg and Lent Co.
Bay Builders
Pier 44 Construction
Lee Fabricators
CB Concrete

2. Boats renting waterfront space from Penn Plaza were removed from the property in April of 2003. C.E.S. signed lease in March of 2004. The property was cleared, but not for more than 1 year. I worked very hard to help the city remove Bill Sesko's Junk from my property. I left the property empty for good faith towards the city. I had no rental income from the property for 11 months while I considered alternative uses for the property.
3. I am currently working with the City and an engineering company on a new plan to develop the waterfront. This, as you know is very long process. My hope is to find a use for the property that is both income generating **and** that fits the needs/laws of the city of Bremerton. I have worked hard to clean up my property and to continue to clean, I need to exist. I have found a tenant for the waterfront that is low impact and environmental friendly and used a "storage only" lease. I can guarantee the city that we will never have another incident like the Sesko fiasco on my property.

I hope this proves that the waterfront property has been used continually. Light storage, like the use that C.E.S. needs might not be the best application for the property, but it allows us to exist while we work towards a better use in the future. Please contact me if you require any more information.

Sincerely,


Paul McConkey
(360) 286-3348

cc. Janet Lunceford



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BREMERTON-010476

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